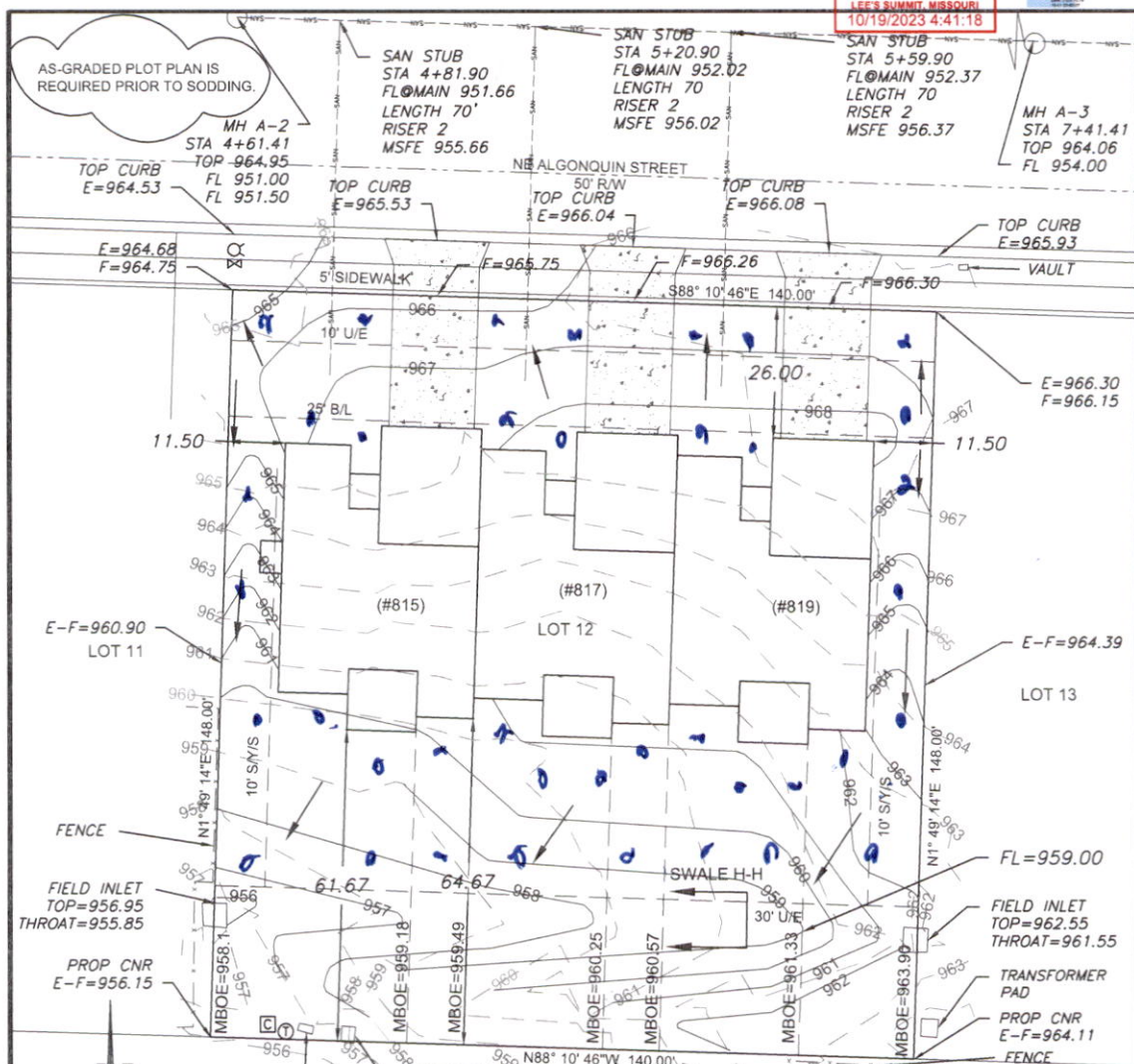




Scale 1"=30'
LOT INFORMATION

20,720.25 SQ. FT.
MBOE (LEFT) = 963.9
MBOE (RIGHT) = 958.1
MSFE (#817) = 955.66
MSFE (#819) = 956.02
MSFE (#821) = 956.37
ADDRESS
HOUSE A: 815 NE ALGONQUIN ST
HOUSE B: 817 NE ALGONQUIN ST
HOUSE C: 819 NE ALGONQUIN ST

LEGAL DESCRIPTION
LOT 12, THE TOWNHOMES OF
CHAPEL RIDGE - 2ND PLAT, A
SUBDIVISION AS RECORDED IN
LEE'S SUMMIT, JACKSON
COUNTY, MISSOURI.

NOTES

1. BUILDER TO VERIFY ALL BUILDING ELEVATIONS AND DIMENSIONS.
2. THIS PLOT PLAN DOES NOT CONSTITUTE A BOUNDARY SURVEY.
3. THE EASEMENTS SHOWN ON THIS PLOT PLAN ARE TAKEN FROM THE FINAL PLAT. OTHER EASEMENTS MAY EXIST.

LEGEND

- Gas Meter
- Telephone or Fiber-Optic Pedestal
- Cable TV Pedestal
- Electric Pedestal
- Light Pole
- Mailbox
- Fire Hydrant
- Water Valve

PROPOSED HOUSE #821

TOP FOUNDATION = 970.50
GARAGE FLOOR = 968.50
TOP FOOTING = 961.50
BASEMENT FLOOR = 961.83
DRIVE SLOPE = 8.5%

PROPOSED HOUSE #819

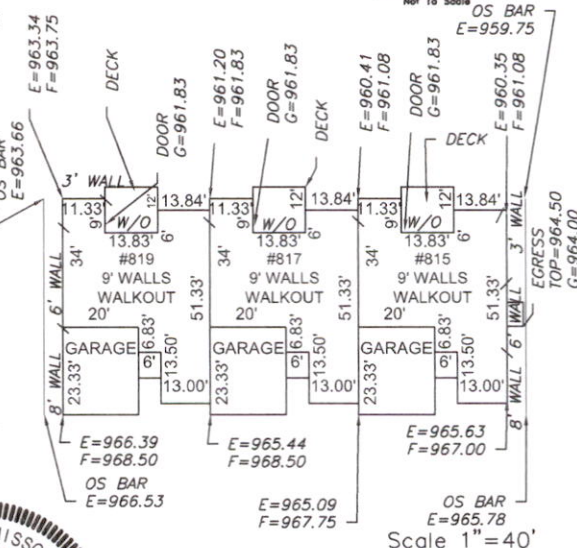
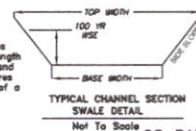
TOP FOUNDATION = 970.50
GARAGE FLOOR = 968.50
TOP FOOTING = 961.50
BASEMENT FLOOR = 961.83
DRIVE SLOPE = 8.6%

PROPOSED HOUSE #817

TOP FOUNDATION = 969.75
GARAGE FLOOR = 967.75
TOP FOOTING = 960.75
BASEMENT FLOOR = 961.08
DRIVE SLOPE = 7.7%
E = EXISTING ELEVATION
F = PROPOSED FINAL ELEVATION
G = ADJACENT GRADE AT EGRESS
U/E = UTILITY EASEMENT
B/L = BUILDING LINE
S/Y/S = SIDE YARD SETBACK
R/Y/S = REAR YARD SETBACK

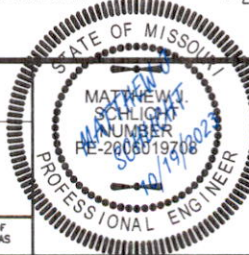
SWALE H-H
100 YR 3.73 CFS
BED SLOPE 4.16%
BASE WIDTH 5 FT
SIDE SLOPE 1:5
100 YR WSE 0.21FT

NOTE: Swale sections extend the entire length between upstream and downstream structures with the exception of a transition of such structure.



ENGINEERING & SURVEYING SOLUTIONS
50 SE 30TH STREET
LEE'S SUMMIT, MO 64082
P (816) 623-9888 F (816) 623-9849
WWW.ENGINEERINGANDSURVEYSOLUTIONS.COM

THIS DRAWING IS NOT VALID UNLESS THE SIGNATURE, DATE AND SEAL OF THE ENGINEER WHO SUPERVISED THE PREPARATION OF THIS DRAWING HAS BEEN AFFIXED HERETO.



PLOT PLAN - LOT 12

THE TOWNHOMES OF CHAPEL RIDGE - 2ND PLAT
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

KEVIN HIGDON CONSTRUCTION
P.O. BOX 847
LEE'S SUMMIT, MO 64083

PROJECT NO.	FILE NAME	DATE	SHEET	OF
1	LOT 12, TOWNHOMES OF CHAPEL RIDGE	9/6/23	1	1